ASHWORTH HOLME
Sales · Lettings · Property Management

APT 18 COTTERIL CLOSE, M23 9HY
£100,000

2 1 1

DESCRIPTION

A WELL-PROPORTIONED FIRST FLOOR RETIREMENT APARTMENT ENJOYING A PARTICULARLY PLEASANT POSITION WITHIN THIS POPULAR DEVELOPMENT, OVERLOOKING THE DELIGHTFUL COMMUNAL GARDENS.

The accommodation briefly comprises a secure communal entrance with phone entry system and lift and/or stair access to the first floor, private entrance hallway with useful storage, a spacious sitting room enjoying views across the communal gardens, fitted breakfast kitchen, two well-proportioned bedrooms and a shower room/WC.

Externally, the development is set within well-maintained communal gardens, laid mainly to lawn with well-stocked borders, together with allocated residents' parking. Further features include a guest suite, warden call system and a separate communal laundry.

The development occupies a convenient position with a convenience store located directly opposite, while a more comprehensive range of shops and amenities can be found in Timperley village, approximately one mile away.

Further benefits include gas fired central heating and double glazing throughout. NO ONWARD CHAIN.

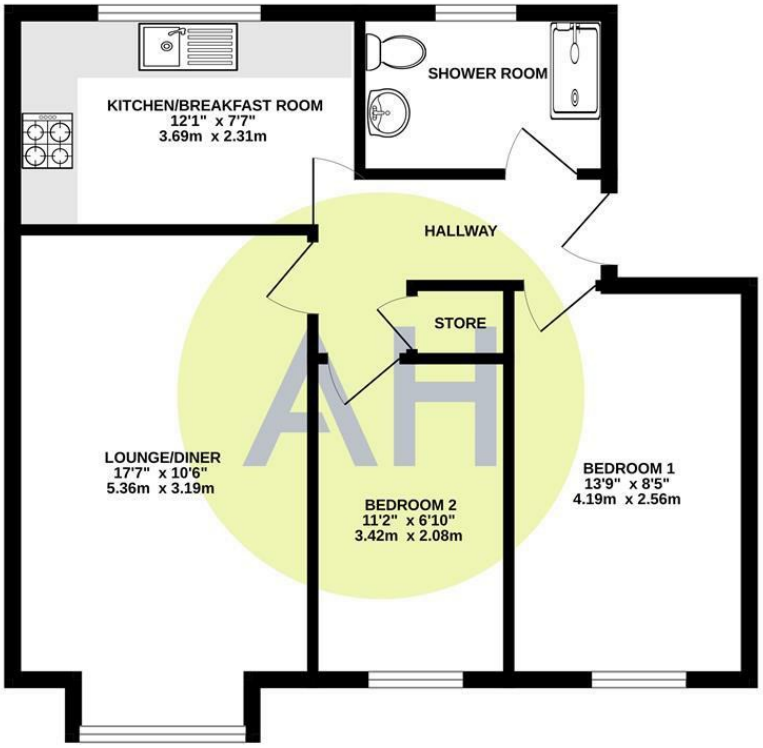
Service Charge £2,288.82 per annum. Zero Ground Rent. Leasehold – 72 years remaining.

KEY FEATURES

- No Onward Chain
- Pleasant Garden-Facing Position
- Fitted Breakfast Kitchen
- Gas Central Heating & Double Glazing
- First Floor Retirement Apartment
- Two Well-Proportioned Bedrooms
- Spacious Living Room
- Lift Access, Guest Suite & Warden Call System

FLOOR PLANS

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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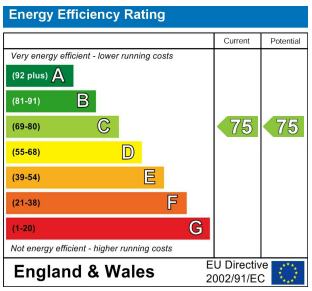

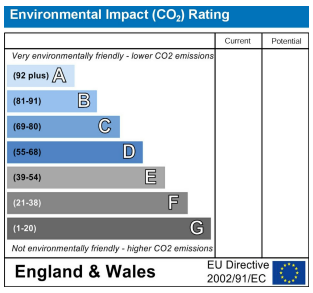

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